

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name SEATON INVESTMENTS, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 27-2231168

4. Debtor's address

Principal place of business

Mailing address, if different from principal place of business

440 Seaton St
Los Angeles, CA 90013
Number, Street, City, State & ZIP Code

264 S Oakhurst Dr
Beverly Hills, CA 90212
P.O. Box, Number, Street, City, State & ZIP Code

Los Angeles
County

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor SEATON INVESTMENTS, LLC Name
Main Document Page 2 of 13 Case Number (if known)

7. Describe debtor's business**A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?**Check one:**

- ☐ Chapter 7
☐ Chapter 9

☒ Chapter 11. **Check all that apply:**

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☐ No
☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor	See Attachment	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor SEATON INVESTMENTS, LLC Main Document Page 3 of 13 Case Number (if known) _____
 Name

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☒ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property? _____

Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 03/16/2024
MM / DD / YYYY

X 
Signature of authorized representative of debtor
Title Managing Member

Alan D. Gomperts
Printed name

18. Signature of attorney

X 
Signature of attorney for debtor

Date 03/18/2024
MM / DD / YYYY

Derrick Talerico
Printed name

Weintraub Zolkin Talerico & Selth LLP
Firm name

11766 Wilshire Blvd Suite 730
Los Angeles, CA 90025
Number, Street, City, State & ZIP Code

Contact phone 424-500-8552

Email address dtalerico@wztslaw.com

223763 - CA
Bar number and State

Fill in this information to identify your case:

United States Bankruptcy Court for the:
CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

Case number (if known) Chapter 11

☐ Check if this an amended filing

FORM 201. VOLUNTARY PETITION

Pending Bankruptcy Cases Attachment

Debtor	Alan D. Gomperts	Relationship to you	Manager and member of Debtor
District	Los Angeles Division	When 03/18/2024	Case number, if known 2:24-bk-12074-VZ
Debtor	Broadway Avenue Investments, LLC	Relationship to you	Affiliate
District	Los Angeles Division	When	Case number, if known Filed concurrently
Debtor	Colyton Investments, LLC	Relationship to you	Affiliate
District	Los Angeles	When	Case number, if known Filed concurrently
Debtor	Daniel Halevy	Relationship to you	Member of Debtor
District	Los Angeles Division	When 03/18/2024	Case number, if known 2;24-bk-12075-VZ
Debtor	Negev Investments, LLC	Relationship to you	Affiliate
District	Riverside Division	When	Case number, if known Filed concurrently
Debtor	SLA Investments, LLC	Relationship to you	Affiliate
District	Los Angeles Division	When	Case number, if known Filed concurrently
Debtor	Susan Halevy	Relationship to you	Member of Debtor
District	Los Angeles Division	When 03/18/2024	Case number, if known 2:24-bk-12076-VZ

CERTIFICATE OF RESOLUTIONS OF
SEATON INVESTMENTS, LLC
AUTHORIZING FILING OF BANKRUPTCY PETITION

The undersigned, the manager and a member of Seaton Investments, LLC, a California limited liability company ("Company"), organized under the laws of the State of California hereby certifies and adopts the following resolution.

RESOLVED that Alan D. Gomperts is authorized to execute and cause to be filed a petition under Chapter 11 of the United States Bankruptcy Code on behalf of Seaton Investments, LLC.

RESOLVED that the filing of a Chapter 11 case on behalf of Seaton Investments, LLC is in the best interests of the limited liability company and its managers, members and creditors.

RESOLVED that Weintraub Zolkin Talerico & Selth LLP is retained to act as general bankruptcy counsel in that proceeding.

RESOLVED that Alan D. Gomperts is the party designated to act on behalf of the company in all matters pertaining to the Chapter 11 proceeding including, but not limited to providing direction to counsel, executing documents, and appearing in Court as necessary.

Dated: March 18, 2024

By 
Alan D. Gomperts, Manager and Member

Fill in this information to identify the case:

Debtor name SEATON INVESTMENTS, LLC
United States Bankruptcy Court for the: CENTRAL DISTRICT OF
CALIFORNIA, LOS ANGELES
DIVISION
Case number (if known): _____

☐ Check if this is an

amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Alta Fire Pro PO Box 7007 Mission Hills, CA 91346	Marc Altamaro altaprofire@yahoo.com (818) 317-6042	Trade debt				\$7,479.00
California Refrigeration & Supply 1926 Glendon Ave Apt 4 Los Angeles, CA 90025	Vicky Litoya projects@calrhac.com (310) 409-1008	Trade debt				\$666,788.00
Deborah Feldman Esq 24611 Mulholland Hwy Calabasas, CA 91302-2325	Deborah Feldman dfeldman@feldmanesqpc.com (818) 483-4579	Legal Services				\$12,367.00
Mark Berkowitz CPA 5850 Canoga Ave Woodland Hills, CA 91367	Mark Berkowitz mark@berkowitzcpa.com (818) 348-5250	Accounting services				\$7,800.00
RG Fire Inc 8721 Laurel Canyon Blvd Sun Valley, CA 91352	Rafa Goforth rgfire2000@gmail.com	Trade debt				\$0.00
Simply Electrical 14101 S Budlong Ave Gardena, CA 90247	Jose Hernandez simplyelectrical17@gmail.com (323) 599-9855	Trade debt				\$24,650.00
Urban Lime 915 Mateo St Los Angeles, CA 90021	Lorena Tomb loreana@urbanlimere.com (213) 277-7247	Broker Fees	Contingent			\$387,600.00

Fill in this information to identify the case:

Debtor name SEATON INVESTMENTS, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES
DIVISION

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

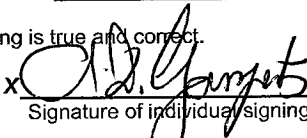
I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)
- ☐ Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- ☐ Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- ☐ Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- ☐ Schedule H: Codebtors (Official Form 206H)
- ☐ Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- ☐ Amended Schedule
- ☒ Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 18, 2024

x 

Signature of individual signing on behalf of debtor

Alan D. Gomperts

Printed name

Manager

Position or relationship to debtor

STATEMENT OF RELATED CASES
INFORMATION REQUIRED BY LBR 1015-2
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None.

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

None.

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

Each of the following debtors are affiliates of each other. Debtors Seaton Investments, LLC and Colyton Investments, LLC are congruent commercial properties operated as a single economic unit with shared financing guaranteed by Debtors Susan Halevy, Daniel Halevy, and Alan Gomperts (the "Individual Debtors"). Debtor's Broadway Avenue Investments, LLC, SLA Investments, LLC, and Negev Investments, LLC are borrowers on financing obtained for the benefit of Broadway, guaranteed by the Individual Debtors. The five corporate debtors are owned in various percentages by the Individual Debtors. The Individual Debtors filed Chapter 11 cases on March 18, 2024 as follows: Alan Gomperts Case # 2:24-bk-12074-VZ; Daniel Halevy Case # 2:24-bk-12075-VZ; and Susan Halevy Case # 2:24-bk-12076-VZ.


4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

Not applicable.

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed at Los Angeles, California

Date: March 18, 2024


Signature of Debtor 1

Signature of Debtor 2

Attorney or Party Name, Address, Telephone & FAX
Nos., State Bar No. & Email Address
Derrick Talerico - Bar # 223763
WEINTRAUB ZOLKIN TALERICO & SELTH LLP
11766 Wilshire Blvd., Suite 450
Los Angeles, CA 90025
Telephone: 424-500-8552
Email: dtalerico@wztslaw.com

FOR COURT USE ONLY

☐ Debtor(s) appearing without attorney
☒ Attorney for Debtor

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:

SEATON INVESTMENTS, LLC

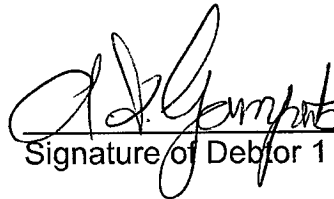
CASE NO.:
CHAPTER: 11

**VERIFICATION OF MASTER
MAILING LIST OF CREDITORS
[LBR 1007-1(a)]**

Debtor(s).

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 3 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: March 18, 2024


Signature of Debtor 1

Date: _____

Signature of Debtor 2 (joint debtor) (if applicable)

Date: _____

Signature of Attorney for Debtor (if applicable)

Alan D Gomperts
264 S Oakhurst Dr
Beverly Hills, CA 90212

Alta Fire Pro
PO Box 7007
Mission Hills, CA 91346

Balboa Capital Corporation
575 Anton Blvd 12th Fl
Costa Mesa, CA 92626

CA Dept of Tax and Fee Admin
Account Info Group MIC29
PO Box 942879
Sacramento, CA 94279-0029

California Refrigeration &
Supply 1926 Glendon Ave Apt 4
Los Angeles, CA 90025

Colyton Investments LLC
421 Colyton St
Los Angeles, CA 90013

Daniel Halevy
257 S Linden Dr
Beverly Hills, CA 90212

Deborah Feldman Esq
24611 Mulholland Hwy
Calabasas, CA 91302-2325

Deborah Feldman Esq
12466 Marsh Pointe Rd
Sarasota, FL 34238

Franchise Tax Board
Bankruptcy Section MS A-340
PO Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Korth Direct Mortgage Inc
135 San Lorenzo Ave Ste 600
Miami, FL 33146

Los Angeles County Tax
Collector PO Box 54110
Los Angeles, CA 90054-0110

Mark Berkowitz CPA
5850 Canoga Ave
Woodland Hills, CA 91367

Pawnee Leasing Corporation

Polisinelli LLP
Attn Garrick Vanderin Esq
2049 Century Park E Ste 2900
Los Angeles, CA 90067

RG Fire Inc
8721 Laurel Canyon Blvd
Sun Valley, CA 91352

Simply Electrical
14101 S Budlong Ave
Gardena, CA 90247

Sue Halevy
257 S Linden Dr
Beverly Hills, CA 90212

Urban Lime
915 Mateo St
Los Angeles, CA 90021